



The Chine, N21

£600,000

Havilands

the advantage of experience



- CHAIN FREE Three Bedroom Ground Floor Maisonette
- Offering Approx. 1001sqft of Living Space
- Private Rear Garden Approx. 79ft
- Located on the Highly Regarded The Chine, N21
- Walking Distance to Grange Park Mainline Station (Moorgate approx. 30 mins)
- Within Catchment for Grange Park Primary, Merryhills Primary & Highlands School
- Local Shops & Amenities Nearby on The Grangeway
- Long Lease - 961 Years Remaining
- Generous Accommodation with Excellent Potential to Modernise



For more images of this property please visit havilands.co.uk



Havilands are pleased to offer For Sale on a CHAIN FREE basis this purpose-built, three bedroom ground floor maisonette with its own entrance, located on The Chine, N21. The property offers approx. 1001sqft of living space and is offered with a Share of Freehold and a lease of 961 years remaining, providing excellent scope for buyers to modernise and create a home to their own taste.

The property is comprised of: Three Bedrooms, spacious Reception Room, Kitchen, Bathroom and separate WC. The property also benefits from a private rear garden measuring approx. 79ft, providing excellent outdoor space. While the property would benefit from modernisation, it offers significant potential and would be ideal for buyers seeking a project or those looking to add value.

Ideally positioned in the heart of Grange Park, the property is within walking distance of Grange Park Mainline Station providing direct rail links into central London (Moorgate approx. 30 mins). The property also falls within the catchment area of some of the area's most sought-after schools including Grange Park Primary School, Merryhills Primary School and Highlands School.

Nearby are a range of local shops and amenities along The Grangeway, while further shopping and leisure facilities can be found along Green Lanes in nearby Winchmore Hill. An excellent opportunity to acquire a property in a highly regarded residential location with significant potential.

Property Information:

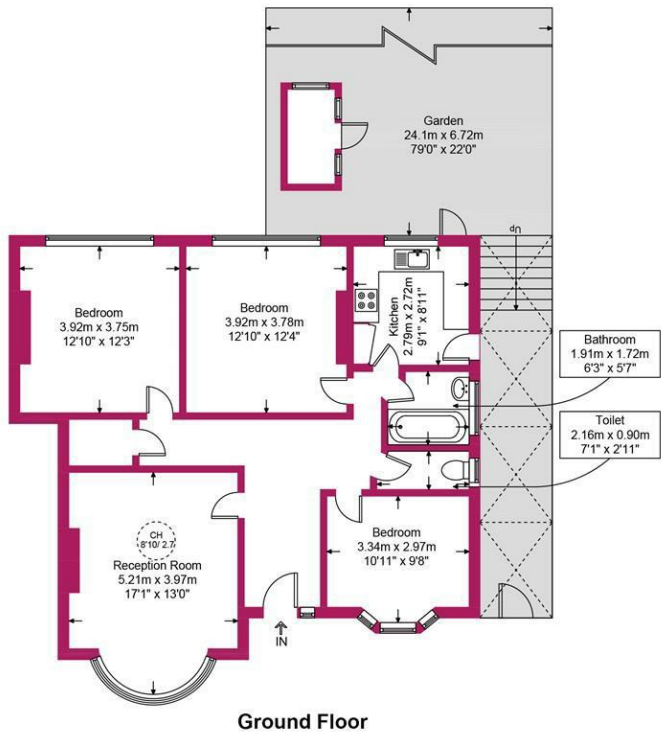
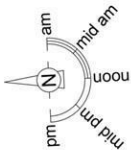
Tenure: Share of Freehold (Leasehold)
Lease Length: 999 Years from 01/10/1987
Lease Remaining: 961 Years
G/Rent: £100/year
S/Charge: £0
Local Authority: Enfield Borough
Council Tax: Band E (£2644.91 25/26)
EPC Rating: Current 68(D); Potential 77(C)

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Approximate Gross Internal Area = 1001 sq ft / 93.06 sq m
(Including Shed)

Shed = 26.8 sq ft / 2.49 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified
Property
Measurer

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